

**MILLSTONE TOWNSHIP ENVIRONMENTAL COMMISSION
REGULAR MONTHLY MEETING MINUTES OF 02/13/06**

The regular meeting of the Environmental Commission of Millstone Township was held at the Municipal Building, 215 Millstone Road, Perrineville, NJ. It was noted by the Secretary that adequate notice of this meeting was provided as required by PL 1975, Chapter 231 (Open Public Meeting Act.) Chairperson Donna Haag called the meeting to order at 7:35 p.m.

IF YOU ARE GOING TO BE LATE OR NOT ABLE TO ATTEND, PLEASE GIVE US THE COURTESY OF A PHONE CALL.

<u>ATTENDANCE</u>	<u>Present</u>	<u>Absent</u>	<u>Arrived Late</u>
Chairperson Donna Haag	X	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Torno	X	<input type="checkbox"/>	<input type="checkbox"/>
Eric Davis	X	<input type="checkbox"/>	<input type="checkbox"/>
Rich Tomer	X	<input type="checkbox"/>	<input type="checkbox"/>
Sebastian D'Amico	X	<input type="checkbox"/>	<input type="checkbox"/>
Benny Quaglierini, Alternate 1	X	<input type="checkbox"/>	<input type="checkbox"/>
Barry Frost	X	<input type="checkbox"/>	<input type="checkbox"/>
Board Secretary	<input type="checkbox"/>	X (weather related)	

PLEDGE OF ALLEGIANCE – led by Chairperson Donna Haag

Minutes of 12/12/05 & 1/9/06 meetings were approved on a motion by Benny Quaglierini and seconded by Barry Frost. Chairperson Haag abstained on the 1/9/06 reorganization meeting minutes, as she was not in attendance.

GUESTS: ANJEC Project Team: Lisa Spaziano, Sr. Environmental Scientist, from Avakian, Inc. Jim Pickering, Cory Wingerter, Matt Shafai and Ron Prann. Lisa Spaziano distributed draft NRI report, wells not included. Provided Arial shots. Will also e-mail to EC for review. 4-week target for EC to review and provide comments. Also seeking additional photos for NRI. Event day planned possibly Saturday after Earth Day, seedlings to be distributed, info, and handouts. Plan to dedicate tree, bench at Wagner Farm Park. NRI should become component of Master Plan.

Mr. Kenneth Pape was present to discuss: **First Choice Properties**, LLP, Bl. 16.01, Lot 9.10; **Robert Horzepa**, Lot 2, Bl. 42; and **Robert Huneke**, Bl. 16, Lots 6 & 6.02

Horzepa. 9-lot subdivision, one arsenic hot spot (40x40) needed remediation. Remediation can begin, obtain NFA letter prior to construction. PB hearing scheduled for March. David Roth of Taylor, et al spoke in support of questions regarding remediation. Goal is to isolate that area, then remediate/dispose of soil. Environmental Engineer forecast a mid-May completion.

Huneke: Mr. Robert Huneke attended also. Soil testing (pesticides) performed, results okay, Phase I study (also known as Environmental Evaluation Report), no petrochemical testing. Mr. Huneke testified as to prior use of property for chicken farming, horse boarding. DEP recommended 150-foot buffer to wetlands. No Underground tanks on property. New plan filed 2/1 in response to DEP buffers. EC

walked property, reviewed location for house on third lot. Wood Turtle breeding since the site contains large White Pine trees.

First Choice Properties: 16,843 square foot building on Rike Drive. We have reviewed EIS, plans, and soils testing results included in EIS. Augmentation of wetlands to be marked. 7,000 sq. ft. of trees to be removed (not mature trees, scrub growth), new schedule for supplemental plantings to be provided. Except for concerns of close adherence to buffer zone regulations in light of proximity to wetlands, no additional remarks were expressed when discussed.

Alliance Homes - EIS indicated habitat for T&E species? Questions regarding petrochemical testing. Pesticide testing obtained. No summary letter of results, how results compare to allowable limits. No Stormwater Management reports provided.

1. EIS levels of testing for metals and organic compounds are difficult to interpret. Levels of substances found should be stated in such a way as to facilitate direct comparison to maximum allowable quantities. This information should be reformatted/re-suited for evaluation.
2. With respect to surface drainage, some concern was expressed as to the advisability of depending upon the property owner to maintain dry wells to comply with regulations.
3. Descriptions of wildlife impact state optimum conditions under which a particular species would be found, then erroneously conclude that if these "ideal" conditions are not on site, the species is absent. This is no substitute for direct examination and confirmation within reasonable standards.

BUSINESS FROM THE FLOOR - NONE

CHAIRPERSON REPORT – Donna Haag – N/R

Plan Review – **NOTE**: The Municipal Building has been reserved for the fourth Monday of each month and the EIS/Plan Review Committee will use this time for the purpose of plans review. Board Secretary will send any comments from Plan Review Committee to the applicant, representatives of the applicant (engineer and attorney) if known, Millstone Township Planning Board and Board of Adjustment and Township Engineer Matt Shafai. Should EC business warrant a second regular meeting in any month, the fourth Monday would be used for such a meeting upon proper notice to the public.

Plan Review Subcommittee will meet on Tuesday, February 28, 2006 at the Municipal Building.

Vice Chairman Eric Davis recused himself from Harter application discussion.

The EC had a Brief discussion of Wawa memo; businesses are planning to rebuild septic systems as cost of business each year. Marl in area may impede efficiency of septic systems.

Bennett, Robert, Bl. 16, Lot 9.11 (located on Rike Drive) site plans needed. Board Secretary will be instructed to request from Pam D'Andrea.

PLANNING BOARD UPDATE- Donna Haag, PB Liaison –

Board of Adjustment Update – On 2/22/06 agenda: Bailey, Bl. 50, Lot 29.05 (construct in-ground swimming pool in front yard. Gaboff, Bl. 62, Lot 17.02 – seeks to construct a 7,057 sq. ft. building for use as an animal shelter (care and rehabilitation) and residence. Bulk and use variance. Carried from 11/30/05. Scheduled for 3/22/06 meeting: Dunkin Donuts, Bl. 56, Lots 12.01 & 13; Peter Fisher, Bl. 31, Lot 30.01 (72 Rising Sun Tavern Road); DJ's Capital Enterprises (Savoia), Bl. 16.01, Lot 2 (Rike Drive) and Gary & Suzanne Lux, Bl. 47.02, Lot 3 (18 East Pine Branch Drive)

Watershed Council – Eric Davis – No notice provided of reappointments. We will take this item off the agenda until further action takes place.

EIS Review –Barry Frost/Jeff Torno

CORRESPONDENCE

E-mail dated 1/12/06 from Cory Wingerter re Monmouth County Open Space 2004 Reexamination Report – forwarded to all EC members on 1/12/06

1/3/06 Letter from Matt Shafai & Chris Rosati of Avakian, Inc. re Alliance Homes, Minor Subdivision, Lot 6, Block 61 - application **DEEMED COMPLETE**

1/9/06 Letter from Matt Shafai & Chris Rosati of Avakian, Inc. re First Choice Properties, LLC - Site Plan, Bl 16, Lot 9.10

1/9/06 Letter from Matt Shafai & Chris Rosati of Avakian, Inc. re Parkside Estates East, Final Major Subdivision, Bl. 7, Lot 2

1/6/06 Letter from Matt Shafai of Avakian, Inc. re Robert Horzepa, Final Major Subdivision, Bl. 42, Lot 2

1/4/06 Letter from NJDEP re Linking Ring Petroleum Corporation (Former Clarksburg Amoco Service Station, Former Exxon Location, Route 537 & 527 & Former Mustang Gas, County Routes 537 & 571, Lot 19, Block 60.01

12/14/05 Letter from NJDEP re LOI/Line Verification, D.E.N.J. Inc. Block 57.01, Lot 1

Copy of 2006 Gypsy Moth Control Options (received on 1/14/06 - due 1/17/06)

1/16/06 NJDEP 2006 Smart Growth Planning Grants for Municipalities Info - Deadline 3/31/06

1/13/06 NJDEP Public Notice/Public Comment Period Regarding the FFY2006 Project Priority List (Clean Water Financing)

1/18/06 letter from A.D. Marble & Company re Gerald Baldachino, Bl. 9, Lot 7 - applying for LOI

1/14/06 Letter from Ken Pape re First Choice Properties, LLP, Bl. 16.01, Lot 9.10 requesting the applicant make a presentation at our 2/13/06 EC meeting.

1/14/06 Letter from Ken Pape re Robert Horzepa, Lot 2, Bl. 42 requesting the applicant make a presentation our 2/13/06 EC meeting.

1/14/06 Letter from Ken Pape re Robert Huneke, Bl. 16, Lots 6 & 6.02 requesting the applicant make a presentation at our 2/13/06 EC meeting

1/17/06 letter of transmittal from ESP Associates re 232 Millstone Road, Lot 2.02, Bl. 39.01 (D. Morgan Tracey) Re: NJDEP Freshwater Wetlands LOI Application

Mayor's appointment of Benny Quaglierini as Alternate 1 term expiring 1/31/07

1/13/06 letter from Matt Shafai of Avakian, Inc. to Ken Pape re 512 Route 33, LLC, Bl. 22, Lot 7 - deemed **INCOMPLETE**

NJDEP Bulletin of 12/7/05

Environmental Site Assessment (Phase 1) for Noreika dated 7/8/05 received by Board Secretary on January 21, 2006 - Board Secretary hand-delivered this to the Plan Review Subcommittee meeting on 1/23/06 and all EC members present signed a receipt

Total Stone, Bl. 53, Lot 4 revised plans received 1/21/06 - Revised plans (rev 1/18/05 BUT this is an error should read to 1/18/06) and EIS (rev to 1/17/06) - ***Board Secretary hand-delivered this to Plan Review Subcommittee meeting on 1/23/06***

1/18/06 Letter from A.D. Marble & Company re Gerald Baldachino, Bl. 9, Lot 7 applying for LOI

1/20/06 letter to Chairperson Haag from The Thomas Associates re Millstone Township School District – New Middle School re installing a new on site subsurface septic disposal system to service the new school (copy sent to Chairperson Haag on 1/24/06)

1/18/06 letter from NJDEP to The Thomas Associates re Millstone Township School District, Bl. 25, Lot 1 re Amendment Application regarding the proposed amendment for Water Quality Management Plan (copy sent to Chairperson Haag on 1/24/06)

1/17/06 Letter from Whitestone Associates, Inc. re Treatment Works Application, WAWA Store #909, Bl. 56, Lots 3 & 4 in response to EC letter of 1/10/06. Copy sent to all EC members via e-mail on 1/24/06

Map showing existing conditions plan and soil log results for **Robert Huneke, Block 16/Lots 6 and 6.02** - hearing set for PB 2/8/06 (Preliminary and Final Major Subdivision) from Pam D'Andrea on 1/25/06

A minor subdivision with no variances - **deemed complete** January 3, 2006 for **Alliance Homes, Bl. 61, Lot 6** - Hearing date set for PB agenda on March 8, 2006

Copy of 1/23/06 Resolution Compliance letter from Chris Rosati, Avakian, Inc. re **Rosemont Farms**, Preliminary Major Subdivision Lot 1.17, Lot 12 to Pam D'Andrea, BOA/PB Secretary

HARTER FAMILY PARTNERSHIP, Block 17, Lot 8, Preliminary Major Subdivision (Plat, Survey, ½ mile radius, EIS (2 for EC), Drainage Report (2 for EC) Historic Pesticide (2 for EC) App and checklist – **NOT DEEMED COMPLETE**

Minor Subdivision received for BOA on 1/31/06 - **Millstone Acquisition, Block 20, Lot 3.14**, Use and Bulk Variance – **NOT DEEMED COMPLETE**

Minor Site Plan received for BOA on 1/31/06 - **DJ Capital, Block 16.01, and Lot 2** Supplemental Material - **NOT DEEMED COMPLETE**

1/30/06 letter from Ken Pape re Huneke, Bl. 16, Lots 6 & 6.02 re walking this application site **2/3/06 HAND DELIVERED to the Municipal Building for EC, Phase I of the Environmental Site Assessment for Huneke property prepared by Crest Engineering.**

1/25/06 letter from Chris Rosati re Treatment Works Application, WAWA Store #909, Bl. 56, Lots 3 and 4

1/26/06 letter from Ken Pape re Horzempa

NJ Conservation Foundation Walks and Talks - 2006

2/1/06 letter from NJDEP re Suspected Hazardous Substance Discharge Notification NJDEP Case #06-01-31-1127-33 (1050 Windsor Road - Peter Ylvisker)

OLD BUSINESS

- Sign-up sheet to attend PB/BOA meetings in 2006. Barry Frost will attend the 2/22/06 Board of Adjustment meeting. Chairperson Haag will circulate dates for other meetings.
- January 18, 2006 TC meeting – Mayor's reappointment of Benny Quagliarini to Environmental Commission for 2 year term commencing January 1, 2006 and ending December 31, 2007

NEW BUSINESS

- Waiver standards for soil testing were briefly discussed.

- Proposed Tree Ordinance-for Millstone Township (e-mail of 2/1/06 from Deborah Novellino, Shade Tree Commission-forwarded to all EC members on 2/2/06 by Board Secretary for their review). This proposed ordinance to be discussed at next meeting, comments by the EC to be prepared.
- The EC needs membership update from Township Committee liaison. With new members appointed, do we have the full quota?

ADJOURNMENT

At this time a motion to adjourn by Benny Quaglierini and seconded by Barry Frost at 9:00 p.m.
Motion carried.

NEXT MEETING
MONDAY, MARCH 13, 2006
7:30 p.m. – Please be on time
MUNICIPAL BUILDING, PERRINEVILLE

Respectfully submitted,
Marianne Heyesey, Secretary – 609/259-4341